

**TOWN OF WEST HARTFORD  
ZONING BOARD OF APPEALS  
WEDNESDAY, OCTOBER 18, 2017  
DRAFT MINUTES**

**ROLL CALL:**           **7:00 PM**

**ATTENDANCE:**      Chair: Lisa Sadinsky; Commissioners: Jared Grise, Joshua Smilowitz, Michael Johnson and Brian Pudlik, ZEO and Secretary to ZBA **ABSENT:** Donald Neville, Tom Foley; Alternates: Angelo DiMatteo and Todd Doyle

The Zoning Board of Appeals met in the Legislative Chamber, Room 314, 50 South Main Street, West Hartford on Wednesday, October 18, 2017, at 7:00 p.m., to hear and act on the following petition:

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**#10-17           2626 Albany Avenue – Petition of Bright and Early Old Saybrook LLC (Beth El Temple, R.O.) requesting a variance to Section 177-33 (E)(3) Signs in connection with special use permits authorized by the Town Plan and Zoning Commission which allows a maximum sign area of 25 SF and one (1) sign per lot. The site already has one (1) freestanding sign measuring 25 SF, therefore the following variance is required. The applicant is requesting five (5) signs: one (1) free-standing sign fronting Albany Avenue, one (1) sign affixed to the building in the rear, two (2) parking lot directional signs and one (1) sidewalk directional sign on the Beth El Temple property per plans on file. The total square footage and the total variance being requested are the same at 64.53 SF. R-13 Zone**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Sadinsky made a motion to grant the petition; second by Commissioner Grise. In reaching its decision, the Board found the following conditions to exist:

1. Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances
2. Variance request is minor and will not adversely impact neighboring properties.
3. Variance is in character with the surrounding properties.
4. The location of the day care center in the rear of the existing synagogue made multiple signs necessary in order to direct clients to the appropriate location.

**VOTE:   4-0; Voting in favor were Commissioners: Grise, Sadinsky, Smilowitz and Johnson (seated for Neville)  
          Opposed- 0  
          Petition approved.**

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**#11-17      2575 Albany Avenue (aka 2575 Albany Avenue & 38 Flagg Road)** – Petition of Betty & Graham Jones (R.Os) requesting a variance to Section 177-3 (A)(1)(b) for the minimum 12,750 SF lot area requirement in the R-13 zone. The applicants propose to divide the property and create two lots: 2755 Albany will be conforming 16,719 SF of lot area and 38 Flagg Road is the subject of this variance with a proposed 8,310 SF of lot area, per plans on file. **R-13 Zone**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Grise made a motion to grant the petition; second by Commissioner Johnson. In reaching its decision, the Board found the following conditions to exist:

1. Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances
2. Variance request will result in no change in appearance of the subject properties and will therefore not adversely impact neighboring properties.
3. Variance is in character with the surrounding properties and by allowing for the residential property facing Flagg Road to be separated from the legal non-conforming commercial use on Albany Avenue, the residential character is preserved.
4. The property on Flagg Road has been viewed by the Town of West Hartford as a separate lot for many years.

**VOTE: 4-0; Voting in favor were Commissioners: Grise, Sadinsky, Smilowitz and Johnson (seated for Neville)**  
**Opposed- 0**  
**Petition approved.**

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- Approval of minutes of the regular meetings held Wednesday, September 21, 2016 (Motion Neville (by phone); Second Smilowitz/ Approved). **The following were postponed:** December 21, 2016, March 20, 2017 and April 19, 2017, May 17, 2017 and July 19, 2017. No meeting in June.
- Election of ZBA Officers for 2017. **Postponed.**
- Adjournment. Motion to adjourn. (Motion/Johnson; Second/Grise) Approved 4-0. **Meeting adjourned at 7:50 PM.**